




MEMORANDUM

DATE: November 11, 2020
TO: Land Use Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Support
SUBJECT: 19-0453 Rezoning – 3127 East Baltimore Street

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 19-0453 introduced by Councilmember Cohen at the request of 3127 East Baltimore Street, LLC c/o Joseph R. Woolman, III, J.R. Woolman, LLC, 145 Ostend Street, suite 600, Baltimore, MD 21230.

PURPOSE

The purpose of this Bill is to change the zoning of the property known as 3127 East Baltimore Street (Block 1743, Lot 002), from the R-8 Zoning District to C-1 Zoning District.

BRIEF HISTORY

The property is a church structure that is being preserved. Given the unique characteristics of the church building, limiting the potential commercial uses to only those uses that are allowed under R-8 as "Neighborhood Commercial" may be unfairly restrictive to the success of the overall development. Furthermore, the R-8 designation does not adequately take into consideration the restrictions on housing -- particularly live-work housing, and housing above a non-residential ground floor -- that must be available to a project seeking to repurpose a building like a church, which is not built to accommodate either housing or commercial in a traditional sense, and for which the unique construction and layout of the building warrants providing additional flexibility in use in order to balance a viable development with the goals of historic preservation.

FISCAL IMPACT

None

AGENCY POSITION

Rezoning this property is a necessity if this project is going to be successful. The BDC supports approval of City Council Bill #19-0453.

If you have any questions, please do not hesitate to contact Kim Clark at KClark@baltimoredevelopment.com and 410-837-9305.

cc: Nicholas Blendy

[MF]